No........................ Date 12.07.2023

Certificate of Percentage of Completion of Construction Work of the URBANAC GARDEN for Construction of plotted residential Development / plotted housing ,Tehsil- Mohanlal Ganj Competant Authority District Lucknow Pin : 226002.
Demarcated by its boundaries (latitude and longitude of the end points)
Road (CHAK MARG) to the East.
Road Entrance 12 Mtr. to the North.
Khasra no. 515 to the west.
Khasra no. 529 to the South.
Of GATA/ARAZI No. 515 KHA landmark Chak Gajaria Gomti Nagar Extension Lucknow Village Mastemau .Development Authority Lucknow District PIN 226002 admeasuring aprox 20772 sqmt. area Being development by Chinmay Developers (Promoter) Having UPRERA Registration No. UPRERAPRJ922474

I/We **Arvind Kumar Pandey** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Project **situated on Gata/Arazi no. 515 KHA, Landmark Chakgazaria Gomti Nagar Extention Lucknow , Village : Mastemau Tehsil : Mohanlal Ganj District : Lucknow Pin : 226002 .as on Dt 30.06.2023**

1. Following technical professionals are appointed by owner / Promotor :-

(i) M/s/Shri/Smt Vishal Gupta as L.S. / Architect ;
(ii) M/s/Shri/Smt S.N. Saran as Structural Consultant;
(iii) M/s/Shri/Smt Sriniwas Yadav as Site Supervisor;

2. The project is proposed to start. We have estimated the cost of the completion of the civil, MEP and allied works, of the Land(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as Rs. 244.00(Lacs) (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the Land(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 30.06.2023 is calculated at 211.02 (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Land(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs 32.77(Lacs)(Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as it will be completed on the 20/01/2027 is as given in Tables A and B below :

OBPAS Approved Engineer, Structural Engineer & Approved Valuer
Er. Arvind Kr. Pandey
B.Tech (Civil), MIE
Chartered Engineer
AM1293896/31082018
F-28391

13.07.2023

Table A

S.No.	Particulars	Amounts
1	Total Estimated cost of the Land (details of blocs below)as on date of Land Permission from Competent Authority. (based on the original Estimated cost)	
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	
(Enclose separate sheets for the cost calculations for Land)		

TABLE B

Internal & External Development works and common amenities

(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	243.79
2	Cost incurred as on_(based on the actual cost incurred as per records)	211.02
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	86.55%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	32.77
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	86.55%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name

Address

Aadhar No.

PAN No.

Er. Arvind Kr. Pandey
B.Tech (Civil), MIE
Chartered Engineer
AM1293896/31082018
F-26391

13/07/2023

INVESTMENT CUM CONSTRUCTION STAGE CERTIFICATE

Investment and construction done of Development Work of the Project **URBANAC GARDEN for Construction of Gata/Arazi no. 515 KHA, Landmark Chakgazaria Gomti Nagar Extention Lucknow , Village : Mastemau Tehsil : Mohanlal Ganj District : Lucknow Pin : 226002 .**

Project Name: Urbanac Garden

S.No.	INTERNAL Development Works	ESTIMATED WORK (Rs in Lacs)	%age work done	Estimated Investment Accrued (Rs in Lacs)
1	Pumproom	2.27	90%	2.04
2	Guard Room	3.74	95%	3.55
3	Boring/Tubewell	3.00	90%	2.70
4	Rain Water Harwesting	5.09	100%	5.09
5	Cost of Road	51.89	80%	41.51
6	Cost of Park /Landscping	20.25	90%	18.22
7	Cost of 100 KLD S.T.P.	15.50	80%	12.40
8	Water Storage Tank 75 KLD	11.25	95%	10.69
9	Sewerage System & Drain	19.65	90%	17.68
10	Watersupply System	23.52	90%	21.17
11	External Electrification	44.00	95%	41.80
12	Boundry wall as per PWD 5.8.1	41.22	80%	32.97
13	Miscelleneos	2.41	50%	1.20
	Total	243.79	86.55%	211.03

Total (In Lacs)

WORK DONE= 86.55%

OBPAS Approved Engineer, Structural Engineer & Approved Valuer
Er. Arvind Kr. Pandey
B.Tech (Civil), MIE
Chartered Engineer
AM1293896/31082018
F-28391

/07/20

We are not Considering interest and map approvel and legal charges in detail construction and development sheet.